



Catherine Landers <catherine.landern@lacity.org>

ZA Letter regarding Gelson's PAB

Linda Demmers <ldemmers@losfeliznc.org>

Wed, Dec 23, 2015 at 11:22 AM

To: Renee Weitzer <renee.weitzer@lacity.org>, david.ryu@lacity.org, Catherine Landers <catherine.landern@lacity.org>

Attached please find a letter from the Los Feliz Neighborhood Council regarding ZA 2015-3690-PAB

Thank you!



15 1215 2725 N Hyperion - Gelson's Market post.pdf
315K



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December 15, 2015

Hearing Officer
Office of the Zoning Administration
Los Angeles City Hall
200 North Spring Street, 7th Floor
Los Angeles, California 90012

Re:
ZA-2015-3690-PAB
Gelson's Supermarkets
2725 N. Hyperion Avenue
Los Angeles, CA 90027

Dear Hearing Officer:

At meetings of its Planning, Zoning and Historic Preservation (PZHP) Committee on December 3, 2015 and at its regularly scheduled Governing Board meeting on December 15, 2015, the Los Feliz Neighborhood Council (LFNC) reviewed a proposed development project whose scope includes:

Addition of an instructional tasting license for a full line of alcoholic beverages from 10:00 A.M. to 9:00 PM in an approximate 272 sq. ft. area and addition of a new 553 sq. ft. 17-seat area within existing market featuring beer & wine service between 7 AM to 11 PM daily.

LFNC hereby recommends approval of the above-referenced application contingent on the following conditions:

1. On-site alcohol service hours be curtailed to: 11 AM to 11 PM daily, as those hours seem more in-line with the type of service being offered.
2. Applicant to create a toll-free "hotline" and designate an official contact to address any residential issues that may arise from the operation of the new features related to the serving of alcohol on premises.
3. Applicant creates a parking area-monitoring and space utilization plan to adapt to additional usage, so it doesn't further exacerbate an already heavily congested intersection, before any final construction approvals are given.

The Owner/Applicant(s) representative(s) have agreed to these added conditions, thereby any deviation(s) presented to you or your colleagues from the above referenced description will cause automatic withdrawal of this project recommendation, and register it as opposition to the project/application in its entirety, until such a time our neighborhood council can review any new materials or proposed changes not previously vetted with us.

No public comments were offered in committee, and no public comments were received at the Governing Board meeting.

The Los Feliz Neighborhood Council Governing Board approved this project by a vote of 9-0-1.

Sincerely,

Linda Demmers

Linda Demmers
President

By Gary Khanjian, PZHP Committee Chairperson

cc: Owner/Applicant(s) and/or Representative(s)
Weitzer, R. (CD4)